



# **City-Wide Traffic Signal Mitigation Impact Fee Nexus Analysis for Proposed Fee Update**

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## **PROPOSED ADJUSTMENT TO THE CITYWIDE TRAFFIC SIGNAL MITIGATION IMPACT (TSMI) FEE PROGRAM**

### **SUMMARY**

The City of Fresno's Traffic Signal Mitigation Impact (TSMI) fees are charged to all new development throughout the City, to mitigate traffic impacts through the funding of traffic signal improvements that serve new development. The capital improvement program associated with the TSMI fee includes facilities in the existing core of the City as well as in the new growth areas, in order to accommodate the traffic demands from new development throughout the City. The proposed annual adjustment to the TSMI Fee Program consists of several components:

- Review of new traffic signals that will be required
- Review of locations where protected left turn phasing will be needed
- Review of locations where additional vehicle lanes will be needed to maintain level of service standards
- Review of the estimated cost of the remaining improvements needed at each location
- Updating the fund balance in the TSMI fund
- Updating the current amount for which developers are eligible for reimbursement from future fee payments
- Updating the estimated number of average daily trips (ADT's) from new development projections
- Updating the program based on new grants or public funds that have been designated for the traffic signal capital improvement program, thus lessening the need for new development to fund those improvements by that same amount

In summary, the fee is proposed to be adjusted from the current \$45.98 per ADT to \$47.12, a net increase of 2.48%.

### **REVIEW OF NEW TRAFFIC SIGNALS THAT WILL BE REQUIRED, PROTECTED LEFT TURN PHASING REQUIREMENTS AND ADDITIONAL VEHICLE LANES REQUIRED TO SERVE NEW DEVELOPMENT**

The list of new traffic signals that will be required to serve new development has been reviewed and the following modifications are recommended:

- Golden State and Carnegie – this is an intersection of two major streets within the Urban Growth Management (UGM) boundary that should have been included on previous updates and is now recommended to be added.
- Hayes and Herndon – this signalized intersection will require additional loop detectors when the remaining approach roadways are widened to serve new development at vacant properties adjacent to the intersection.

- Tielman and Nielsen - this is an intersection of two major streets within the Urban Growth Management (UGM) boundary that should have been included on previous updates and is now recommended to be added.
- Tielman and Whitesbridge - this is an intersection of two major streets within the Urban Growth Management (UGM) boundary that should have been included on previous updates and is now recommended to be added.
- Martin Luther King Jr. and Jensen - this is an intersection of two major streets within the Urban Growth Management (UGM) boundary that should have been included on previous updates and is now recommended to be added. Signal equipment will be relocated to ultimate locations to accommodate the additional travel lanes necessary to serve new development.
- Elm and Annadale – this is an intersection of two planned major streets that should have been included in the fee calculation on previous updates.
- Audubon and Nees (east of Palm) – this planned traffic signal is necessary in order to maintain LOS in this developing area. It was previously included in the program but the cost of the facility was set to zero in the 2007 update.
- Peach and Kings Canyon Road – the 2025 General Plan calls for Kings Canyon to be improved to a six-lane road to mitigate impacts from new development. Traffic signal modifications are required in order to accommodate six travel lanes.
- Peach and Lane – the traffic signal requires modifications in order to accommodate a southbound right turn pocket so as to maintain LOS.
- Clovis and Fancher Creek Drive – this intersection of two major streets will require a traffic signal in order to accommodate new development.
- Clovis and Church – the traffic signal is required to be modified to accommodate additional travel lanes necessary to serve new development.
- Chestnut and Jensen – Jensen Avenue is a planned six-lane expressway that will have dual left turn lanes at the intersection of Jensen Avenue and Chestnut Avenue. The existing traffic signal must be modified and expanded to accommodate traffic from new development.
- Golden State and McKinley – the intersection is projected to meet warrants for protected left turn phasing due to new development
- Shaw and Marty - the intersection is projected to meet warrants for protected left turn phasing due to new development
- West and Sierra - the intersection is projected to meet warrants for protected left turn phasing due to new development
- First and Sierra - the intersection is projected to meet warrants for protected left turn phasing due to new development
- Cedar and Princeton - the intersection is projected to meet warrants for protected left turn phasing due to new development
- Cedar and Dayton - the intersection is projected to meet warrants for protected left turn phasing due to new development

- Maple and Gettysburg - the intersection is projected to meet warrants for protected left turn phasing due to new development
- Tulare and U Street (Southbound SR-41 Onramp) - the intersection is projected to meet warrants for protected left turn phasing due to new development

The following intersections are recommended for removal from the capital improvement program to be implemented by the TSMI fee program. These intersections were previously considered for installation of dual left turn lanes but given the cost-prohibitive nature of the conceptual improvements at these locations and given the City's previous findings of overriding considerations for level of service on the approach roadways through the 2025 General Plan MEIR, it is recommended to eliminate the improvements from the TSMI fee program:

- Blackstone and Ashlan – installation of dual left turn lanes
- Blackstone and Clinton – installation of dual left turn lanes
- Blackstone and McKinley – installation of dual left turn lanes
- Bullard and West – installation of dual left turn lanes

The City of Fresno 2025 General Plan has established a Level of Service "D" (LOS "D") policy for the future level of service at intersections within the City, with the exceptions of certain locations for which the Council adopted a statement of overriding consideration, in turn accepting a lower level of service ("E" or "F"). Policy E-1-f states the following:

*Allow a Level of Service "D" (LOS "D") as the acceptable level of traffic congestion on major streets. LOS "D" according to the Caltrans and COFCG accepted LOS criteria, as developed by the Florida Department of Transportation, means moderate congestion at peak traffic periods; approaching unstable flow with reduced speeds, limited maneuverability, and loss of convenience; average speeds range from 9 to 17 miles per hour on arterials with stopped delays of 40 seconds or less.*

## **REVIEW OF THE ESTIMATED COST OF THE REMAINING IMPROVEMENTS NEEDED AT EACH LOCATION**

The updated analysis of remaining cost at each location has been completed. Recent costs from the City of Fresno Public Works Department canvas of bids for construction projects and recent costs from developer reimbursement requests have been utilized to best estimate the cost to complete each project in the capital improvement program, using current 2008 dollars for the cost estimates. The updated analysis is included as Attachment "A". The total remaining capital need is estimated at \$198,070,614.09.

## **UPDATING THE FUND BALANCE IN THE TSMI FUND**

As of June 30, 2008, the cash balance in the TSMI fund was \$1,778,674.59 that is available for capital projects and developer reimbursements. This amount of funding reduces the amount that needs to be funded by new development.

## **UPDATING THE CURRENT AMOUNT FOR WHICH DEVELOPERS ARE ELIGIBLE FOR REIMBURSEMENT FROM FUTURE FEE PAYMENTS**

The list of entities eligible for traffic signal mitigation impact fee reimbursements as of June 30, 2008 was as shown on the attached "UGM Reimbursement Priority Report for transactions up to 6/30/2008". The total amount of eligible reimbursements as of June 30, 2008 was \$272,343.70.

## **UPDATING THE ESTIMATED NUMBER OF AVERAGE DAILY TRIPS (ADT'S) FROM NEW DEVELOPMENT PROJECTIONS**

The projected future ADT's that will require these traffic signal infrastructure improvements is currently estimated to be 3,469,790. The attached analysis is entitled "City Wide Traffic Signal Impact Fee 2025 General Plan Planned Land Use".

## **UPDATING THE PROGRAM BASED ON NEW GRANTS OR PUBLIC FUNDS THAT HAVE BEEN DESIGNATED FOR THE TRAFFIC SIGNAL CAPITAL IMPROVEMENT PROGRAM**

The City of Fresno has continued its effort to secure Federal and State grants for infrastructure improvements including traffic signals. Currently a total of \$24,242,744.48 of non-impact fee funding has been obtained and/or earmarked for specific traffic signal capital improvement projects. This lessens the need for new development to provide funding for the necessary traffic signal improvements. Therefore the total capital need to be funded by traffic signal mitigation impact fee dollars is \$198,070,614.09, less \$24,242,744.48 in non-impact grant funds, or a total of \$173,827,869.61.

The sum total of the analysis results in a net capital improvement program attributable to new development throughout the City of \$173,827,869.61, with a total of 3,469,790 new average daily trips (ADT) which result in the need for the improvements. The capital need will be estimated to be further reduced by vested entitlements whose new trips are not included in the 3,469,790, but rather are projected to contribute TSMI fee revenue of \$10,330,736.55. The resulting capital improvements that will need to be funded by the 3,469,790 new ADT's is equal to \$163,497,133.06, resulting in a recommend fee of \$47.12 per ADT.

The recommended fee of \$47.12 per ADT represents an increase of 2.48% above the current fee.

## Traffic Signal Capital Improvements

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LOCATION	North/South Street	East/West Street	Percent Fresno TSMI Fees	Single Left	Dual Left	Remaining Work	City/Grant Funding Committed	Non-impact Fee Covered by TSMI Since Last Update	Total Cost	Total Cost	Total Cost	Fee Cost 1/31/06	Fee Cost 11/2004	Notes
			LM = Local Match					Proposed Fee 2008						
<b>Garfield</b>	Hamdon	Sierra	50%	x		265,000.00	0.00	132,500.00	130,000.00	120,000.00	130,000.00			
	Bullard	Bullard	50%	x		295,000.00	0.00	147,500.00	145,000.00	120,000.00	130,000.00			
	Barstow	Barstow	50%	x		295,000.00	0.00	147,500.00	145,000.00	120,000.00	130,000.00			
	Shaw	Gettysburg	50%	x		315,000.00	0.00	157,500.00	155,000.00	120,000.00	130,000.00			
	Ashlan	Ashlan	50%	x		315,000.00	0.00	147,500.00	145,000.00	120,000.00	130,000.00			
	Dakota	Dakota	50%	x		295,000.00	0.00	147,500.00	155,000.00	120,000.00	130,000.00			
	Shields	Shields	25%	x		315,000.00	0.00	147,500.00	145,000.00	120,000.00	130,000.00			
<b>Golden State</b>	Hamdon	Hamdon	100%	x		315,000.00	0.00	315,000.00	984,750.00	76,250.00	81,250.00	420,000.00	364,750.00	Reduced TSMI where of costs due to major street impact / fee adoption 2007
	Carnegie	Carnegie	100%	x		360,000.00	0.00	360,000.00	0.00	260,000.00	0.00	0.00	0.00	Not included in previous updates
	Ashlan/G.State	Ashlan/G.State	100%	x		265,000.00	0.00	265,000.00	260,000.00	240,000.00	260,000.00			
	Parkway	Parkway	100%	x		265,000.00	0.00	265,000.00	260,000.00	240,000.00	260,000.00			
	Grantland	SR89 On-Ramp	100%	x		450,000.00	0.00	450,000.00	260,000.00	240,000.00	260,000.00			
	Bullard	Bullard	100%	x		265,000.00	0.00	265,000.00	290,000.00	240,000.00	260,000.00			
	Barstow	Shaw	100%	x		315,000.00	0.00	285,000.00	290,000.00	240,000.00	260,000.00			
	Ashlan	Ashlan	100%	x		300,000.00	0.00	300,000.00	310,000.00	305,000.00	325,000.00			
	Dakota	Dakota	100%	x		295,000.00	0.00	295,000.00	280,000.00	240,000.00	260,000.00			
	Shields	Shields	75%	x		235,000.00	0.00	236,250.00	232,500.00	228,750.00	243,750.00			
	Clinton	Clinton	50%	x		285,000.00	0.00	147,500.00	145,000.00	120,000.00	130,000.00			
	McKinley	McKinley	50%	x		285,000.00	0.00	157,500.00	155,000.00	152,500.00	162,500.00			
	Olive	Olive	50%	x		285,000.00	0.00	147,500.00	155,000.00	120,000.00	130,000.00			
	Belmont	Belmont	25%	x		285,000.00	0.00	73,750.00	145,000.00	120,000.00	130,000.00			
	Hamdon	Hamdon	100%	x		280,000.00	0.00	250,000.00	310,000.00	305,000.00	325,000.00			
	Hayes	Hayes	100%	x		315,000.00	0.00	315,000.00	330,000.00	330,000.00	320,000.00			
	Bryan-Bullard Diagonal	Bryan-Bullard Diagonal	100%	x		330,000.00	0.00	315,000.00	330,000.00	330,000.00	320,000.00			
	Bryan-Barstow North	Bryan-Barstow North	100%	x		315,000.00	0.00	330,000.00	310,000.00	305,000.00	325,000.00			
	Shaw	Shaw	100%	x		330,000.00	0.00	330,000.00	330,000.00	330,000.00	320,000.00			
	Gehrsburg N	Gehrsburg N	100%	x		315,000.00	0.00	315,000.00	310,000.00	305,000.00	325,000.00			
	Gehrsburg S	Gehrsburg S	100%	x		295,000.00	0.00	295,000.00	310,000.00	305,000.00	320,000.00			
	Spruce	Spruce	100%	x		285,000.00	0.00	285,000.00	290,000.00	240,000.00	260,000.00			
<b>Bryan</b>	Hamdon	Hamdon	100%	x		150,000.00	0.00	150,000.00	160,000.00	160,000.00	160,000.00			
	Carnegie	Carnegie	100%	x		295,000.00	0.00	295,000.00	32,000.00	310,000.00	320,000.00			
	Shaw	Shaw	100%	x		295,000.00	0.00	295,000.00	290,000.00	240,000.00	260,000.00			
	Gehrsburg	Gehrsburg	100%	x		285,000.00	0.00	285,000.00	290,000.00	240,000.00	260,000.00			
	Ashlan	Ashlan	100%	x		300,000.00	0.00	300,000.00	310,000.00	305,000.00	320,000.00			
	Dakota	Dakota	100%	x		295,000.00	0.00	295,000.00	290,000.00	240,000.00	260,000.00			
	Shields	Shields	100%	x		295,000.00	0.00	295,000.00	290,000.00	240,000.00	260,000.00			
	Clinton	Clinton	100%	x		295,000.00	0.00	295,000.00	290,000.00	240,000.00	260,000.00			
	McKinley	McKinley	100%	x		315,000.00	0.00	315,000.00	310,000.00	305,000.00	320,000.00			
	Olive	Olive	100%	x		295,000.00	0.00	315,000.00	310,000.00	305,000.00	320,000.00			
	Belmont	Belmont	50%	x		295,000.00	0.00	147,500.00	145,000.00	130,000.00	130,000.00			
	Spruce	Spruce	100%	x		295,000.00	0.00	295,000.00	290,000.00	240,000.00	260,000.00			
	Hamdon	Hamdon	100%	x		25,000.00	0.00	25,000.00	0.00	0.00	0.00	Not included in previous updates		
	Shaw (s. leg)	Shaw (s. leg)	100%	x		315,000.00	0.00	315,000.00	310,000.00	305,000.00	325,000.00			
	Gathrsburg	Gathrsburg	100%	x		295,000.00	0.00	295,000.00	290,000.00	240,000.00	260,000.00			
	Ashlan	Ashlan	100%	x		295,000.00	0.00	295,000.00	290,000.00	240,000.00	260,000.00			
	Shields	Shields	100%	x		295,000.00	0.00	295,000.00	290,000.00	240,000.00	260,000.00			
	Clinton	Clinton	100%	x		295,000.00	0.00	295,000.00	290,000.00	240,000.00	260,000.00			
	McKinley	McKinley	100%	x		295,000.00	0.00	295,000.00	290,000.00	240,000.00	260,000.00			
	Olive	Olive	100%	x		295,000.00	0.00	295,000.00	290,000.00	240,000.00	260,000.00			
	Belmont	Belmont	50%	x		295,000.00	0.00	147,500.00	145,000.00	130,000.00	130,000.00			
	Palo Alto	Palo Alto	100%	x		260,000.00	0.00	90,000.00	145,000.00	130,000.00	130,000.00			
	Sierra	Sierra	100%	x		295,000.00	0.00	295,000.00	290,000.00	240,000.00	260,000.00			
	Bullard	Bullard	100%	x		295,000.00	0.00	295,000.00	290,000.00	240,000.00	260,000.00			
	Shaw	Shaw	100%	x		350,000.00	0.00	350,000.00	290,000.00	240,000.00	260,000.00			
	Gettysburg	Gettysburg	100%	x		295,000.00	0.00	295,000.00	290,000.00	240,000.00	260,000.00			
	Ashlan	Ashlan	100%	x		315,000.00	0.00	315,000.00	310,000.00	305,000.00	325,000.00			
	Dakota	Dakota	100%	x		315,000.00	0.00	315,000.00	310,000.00	305,000.00	325,000.00			
	Shields	Shields	100%	x		315,000.00	0.00	315,000.00	310,000.00	305,000.00	325,000.00			
	Clinton	Clinton	100%	x		315,000.00	0.00	315,000.00	310,000.00	305,000.00	325,000.00			
	McKinley	McKinley	100%	x		315,000.00	0.00	315,000.00	310,000.00	305,000.00	325,000.00			
	Olive	Olive	100%	x		315,000.00	0.00	315,000.00	310,000.00	305,000.00	325,000.00			
	Belmont	Belmont	50%	x		295,000.00	0.00	147,500.00	145,000.00	130,000.00	130,000.00			
	Bullard	Bullard	100%	x		295,000.00	0.00	295,000.00	290,000.00	240,000.00	260,000.00			
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**Traffic Signal Capital Improvements**

LOCATION	North/South Street	East/West Street	Percent Frasno TSMI Fees	Single Left	LM = Local Match	Dual Left	Remaining Work	City/Grant Funding Committed	Non-Impact Fee TSMI Fees	Total Cost Covered by TSMI Since Last Update	Completed by TSMI Since Last Update	Proposed Fee 2008		Fee Cost 3/27/07	Fee Cost 1/31/06	Fee Cost 11/1/2004
												Total Cost	Total Cost			
River Vista	Cacelia	Alluvial	Bullard	100%	x		265,000.00	0.00	265,000.00	260,000.00	0.00	0.00	0.00	240,000.00	240,000.00	260,000.00
Cornella		Escalon	Gebreyorg	100%	x		285,000.00	0.00	285,000.00	280,000.00	0.00	0.00	0.00	240,000.00	240,000.00	280,000.00
		Ashlan	Dakota	100%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	240,000.00	240,000.00	280,000.00
		Clinton	Clinton	100%	x		150,000.00	0.00	150,000.00	150,000.00	0.00	0.00	0.00	305,000.00	305,000.00	325,000.00
		Clinton	Clinton	100%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	240,000.00	240,000.00	280,000.00
		Clinton	Clinton	100%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	240,000.00	240,000.00	280,000.00
		Olive	Olive	100%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	240,000.00	240,000.00	280,000.00
Milburn		Belmont	Belmont	50%	x		315,000.00	0.00	315,000.00	310,000.00	0.00	0.00	0.00	305,000.00	305,000.00	325,000.00
		Alluvial	Alluvial	100%	x		290,000.00	0.00	290,000.00	290,000.00	0.00	0.00	0.00	120,000.00	120,000.00	130,000.00
		Sunrice	Sunrice	100%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	240,000.00	240,000.00	280,000.00
		Palo Alto	Hendon	100%	x		265,000.00	0.00	265,000.00	260,000.00	0.00	0.00	0.00	240,000.00	240,000.00	260,000.00
		Palo Alto	Palo Alto	100%	x		15,000.00	0.00	15,000.00	15,000.00	0.00	0.00	0.00	203,232.00	203,232.00	203,232.00
		Gates	Gates	100%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	310,000.00	305,000.00	325,000.00
		Ashlan	Ashlan	100%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	245,000.00	245,000.00	260,000.00
		Dakota	Dakota	100%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	245,000.00	245,000.00	260,000.00
		Shields	Shields	100%	x		400,000.00	0.00	400,000.00	400,000.00	0.00	0.00	0.00	305,000.00	305,000.00	320,000.00
		Clinton	Clinton	100%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	240,000.00	240,000.00	260,000.00
		Clinton	Clinton	100%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	240,000.00	240,000.00	260,000.00
		Olive	Olive	100%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	240,000.00	240,000.00	260,000.00
		Nielson	Nielson	75%	x		315,000.00	0.00	315,000.00	310,000.00	0.00	0.00	0.00	305,000.00	305,000.00	325,000.00
		Whitesbridge	Whitesbridge	50%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	217,500.00	217,500.00	235,000.00
		Clinton	Clinton	25%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	147,500.00	147,500.00	165,000.00
		Clinton	Clinton	100%	x		315,000.00	0.00	315,000.00	310,000.00	0.00	0.00	0.00	73,750.00	73,750.00	90,000.00
		Hendon	Hendon	100%	x		315,000.00	0.00	315,000.00	310,000.00	0.00	0.00	0.00	60,000.00	60,000.00	75,000.00
		Palo Alto	Palo Alto	100%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	310,000.00	305,000.00	325,000.00
		Dakota	Dakota	100%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	240,000.00	240,000.00	260,000.00
		Shields	Shields	100%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	240,000.00	240,000.00	260,000.00
		Clinton	Clinton	100%	x		315,000.00	0.00	315,000.00	310,000.00	0.00	0.00	0.00	180,000.00	180,000.00	200,000.00
		Clinton	Clinton	100%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	145,000.00	145,000.00	160,000.00
		Olive	Olive	75%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	217,500.00	217,500.00	235,000.00
		Nielson	Nielson	50%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	147,500.00	147,500.00	165,000.00
		Whitesbridge	Whitesbridge	25%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	147,500.00	147,500.00	165,000.00
		Clinton	Clinton	100%	x		315,000.00	0.00	315,000.00	310,000.00	0.00	0.00	0.00	73,750.00	73,750.00	90,000.00
		Hendon	Hendon	100%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	260,000.00	260,000.00	280,000.00
		Whitesbridge	Whitesbridge	75%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	221,250.00	221,250.00	240,000.00
		Keaney	Keaney	50%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	147,500.00	147,500.00	165,000.00
		Madison	Madison	50%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	147,500.00	147,500.00	165,000.00
		California	California	25%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	147,500.00	147,500.00	165,000.00
		Sierra	Sierra	100%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	73,750.00	73,750.00	90,000.00
		Gates	Gates	100%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	260,000.00	260,000.00	280,000.00
		Hamdon	Hamdon	100%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	310,000.00	305,000.00	325,000.00
		Whitesbridge	Whitesbridge	75%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	221,250.00	221,250.00	240,000.00
		Keaney	Keaney	50%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	147,500.00	147,500.00	165,000.00
		Madison	Madison	25%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	147,500.00	147,500.00	165,000.00
		California	California	100%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	147,500.00	147,500.00	165,000.00
		Sierra	Sierra	50%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	147,500.00	147,500.00	165,000.00
		Dakota	Dakota	100%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	240,000.00	240,000.00	260,000.00
		Shields	Shields	100%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	240,000.00	240,000.00	260,000.00
		Weber	Weber	100%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	240,000.00	240,000.00	260,000.00
		Princeton	Princeton	100%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	240,000.00	240,000.00	260,000.00
		McKinley	McKinley	100%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	240,000.00	240,000.00	260,000.00
		Olive	Olive	100%	x		315,000.00	0.00	315,000.00	310,000.00	0.00	0.00	0.00	217,500.00	217,500.00	235,000.00
		Belmont	Belmont	100%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	147,500.00	147,500.00	165,000.00
		Nielson	Nielson	100%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	147,500.00	147,500.00	165,000.00
		Whitesbridge	Whitesbridge	100%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	147,500.00	147,500.00	165,000.00
		Keaney	Keaney	100%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	147,500.00	147,500.00	165,000.00
		Madison	Madison	100%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	147,500.00	147,500.00	165,000.00
		California	California	50%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	147,500.00	147,500.00	165,000.00
		Sierra	Sierra	50%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	147,500.00	147,500.00	165,000.00
		Church	Church	50%	x		295,000.00	0.00	295,000.00	290,000.00	0.00	0.00	0.00	217,500.00	217,500.00	235,000.00
		Jensen	Jensen	50%	x		315,000.00	0.00	315,000.00	310,000.00	0.00	0.00	0.00	147,500.00	147,500.00	165,000.00
		Annadale	Annadale	50%	x		295,000.0									



## Traffic Signal Capital Improvements

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LOCATION	North/South Street	East/West Street	Percent Fresno TSMI Fees	Single Left	Remaining Work	Dual Left	Non-impact Fee City/Grant Funding Committed	Total Cost Covered by TSMI Fees	Completed by TSMI Since Last Update	Total Cost	Fee Cost 1/31/06	Fee Cost 11/2004	Notes
Maple	Kaliqa American	100% x	295,000.00	0.00	285,000.00	x	147,500.00	290,000.00	240,000.00	260,000.00	155,500.00	162,500.00	Loop & NW corner remaining; developer on reimbursement list
	Copper International	50% x	295,000.00	0.00	295,000.00	x	295,000.00	310,000.00	305,000.00	325,000.00	240,000.00	240,000.00	Reduced remaining cost based on work completed to date
	Bethymer Perrin Shepherd	100% x	240,000.00	0.00	240,000.00	x	240,000.00	290,000.00	240,000.00	260,000.00	240,000.00	240,000.00	
	Tesque Neus	100% x	295,000.00	0.00	295,000.00	x	295,000.00	290,000.00	290,000.00	240,000.00	240,000.00	240,000.00	
	California Jensen	100% x	50,000.00	0.00	50,000.00	x	50,000.00	290,000.00	257,436.00	240,000.00	240,000.00	240,000.00	Loop & NW corner remaining; developer on reimbursement list
	North Central	75% x	295,000.00	0.00	295,000.00	x	295,000.00	290,000.00	205,000.00	260,000.00	180,000.00	180,000.00	
	Maliqja American Clinton	75% x	295,000.00	0.00	295,000.00	x	147,500.00	217,500.00	145,000.00	120,000.00	120,000.00	120,000.00	
	Pennin	25% x	380,000.00	0.00	300,000.00	x	221,250.00	221,250.00	217,500.00	180,000.00	180,000.00	180,000.00	
	Plymouth Chestnut Copper International	100% x	295,000.00	0.00	295,000.00	x	295,000.00	290,000.00	290,000.00	240,000.00	240,000.00	240,000.00	
	Bethymer Shepherd Teaque Neus	100% x	295,000.00	0.00	295,000.00	x	295,000.00	290,000.00	290,000.00	240,000.00	240,000.00	240,000.00	
	Alluvial Herndon Ashlan California	100% x	295,000.00	0.00	295,000.00	x	295,000.00	290,000.00	290,000.00	240,000.00	240,000.00	240,000.00	
	Nicknley Lane Friant Willow Entrance (Sijaxo) Copper International	100% x	285,000.00	0.00	285,000.00	x	132,500.00	132,500.00	132,500.00	240,000.00	240,000.00	240,000.00	
	Bethymer Shepherd Spruce Butler Church Jensen Annadale North	50% x	315,000.00	0.00	315,000.00	x	157,500.00	157,500.00	157,500.00	155,000.00	152,500.00	152,500.00	
	Pennin	50% x	315,000.00	0.00	315,000.00	x	157,500.00	157,500.00	157,500.00	155,000.00	152,500.00	152,500.00	
	Neus	100% x	600,000.00	0.00	250,000.00	x	125,000.00	125,000.00	125,000.00	120,000.00	120,000.00	120,000.00	
	Willow	50% x	55,000.00	0.00	55,000.00	x	55,000.00	97,062.00	97,062.00	25,000.00	25,000.00	25,000.00	Revised estimate based on work that has been performed
	North	50% x	50,000.00	0.00	50,000.00	x	145,000.00	145,000.00	145,000.00	120,000.00	120,000.00	120,000.00	Revised estimate based on work that has been performed
	Peach Butler Lame	100% x	285,000.00	0.00	285,000.00	x	75,000.00	75,000.00	75,000.00	240,000.00	240,000.00	240,000.00	
	Church Jensen Kings Canyon Road Butler	100% x	295,000.00	0.00	295,000.00	x	147,500.00	147,500.00	147,500.00	240,000.00	240,000.00	240,000.00	
	Minnewawa Kings Canyon Road Church (East) Church (West) Annadale North Lamona Fancher Creek Dr California	100% x	295,000.00	0.00	150,000.00	x	295,000.00	295,000.00	150,000.00	240,000.00	240,000.00	240,000.00	
	Church	100% x	295,000.00	0.00	295,000.00	x	147,500.00	147,500.00	147,500.00	240,000.00	240,000.00	240,000.00	
	Aravie Sunnyside	100% x	295,000.00	0.00	295,000.00	x	147,500.00	147,500.00	147,500.00	240,000.00	240,000.00	240,000.00	
	North Tulare Kings Canyon Road Clinton Shilds Bellmont California Church Jensen Annadale North	50% x	295,000.00	0.00	295,000.00	x	147,500.00	147,500.00	147,500.00	240,000.00	240,000.00	240,000.00	
							0.00	0.00	0.00	0.00	0.00	0.00	Net included in previous updates
							0.00	0.00	0.00	0.00	0.00	0.00	Removed from list; no signal necessary
							0.00	0.00	0.00	0.00	0.00	0.00	Removed from list; no signal necessary
							0.00	0.00	0.00	0.00	0.00	0.00	Developer has not filed for reimbursement

Traffic Signal Capital Improvements

Traffic Signal Capital Improvements

LOCATION		North/South Street		East/West Street		Percent Fresno TSMI Fees		Dual Left	Remaining Work	Non-impact Fee City/Grant Funding Committed	Total Cost Covered by TSMI Fees	Completed by TSMI Since Last Update	Total Cost	Total Cost	Fees Cost 1/31/06	Fees Cost 1/31/06
						L.M. = Local Match				Proposed Fee 2008		Fee Cost 3/27/07		Fee Cost 1/31/06		
	California					100%				295,000.00	0.00	295,000.00	290,000.00	240,000.00	268,000.00	
	Church					100%				295,000.00	0.00	295,000.00	290,000.00	240,000.00	268,000.00	
	Jensen					50%				295,000.00	0.00	147,500.00	145,000.00	120,000.00	131,000.00	
	Shields					100%				295,000.00	0.00	295,000.00	290,000.00	240,000.00	268,000.00	
	Clinton					100%				295,000.00	0.00	295,000.00	290,000.00	240,000.00	268,000.00	
	McKinley					75%				295,000.00	0.00	221,250.00	290,000.00	240,000.00	268,000.00	
	Olive					50%				295,000.00	0.00	147,500.00	217,500.00	180,000.00	191,000.00	
	Belmont					50%		x		315,000.00	0.00	157,500.00	145,000.00	120,000.00	131,000.00	
	Tuare					50%				295,000.00	0.00	147,500.00	155,000.00	152,500.00	162,000.00	
	KC					50%		x		315,000.00	0.00	157,500.00	145,000.00	120,000.00	131,000.00	
	Buller					50%				295,000.00	0.00	147,500.00	155,000.00	152,500.00	162,000.00	
	California					50%				295,000.00	0.00	147,500.00	145,000.00	120,000.00	131,000.00	
	Church					50%				295,000.00	0.00	147,500.00	145,000.00	120,000.00	131,000.00	
	Jensen					25%				295,000.00	0.00	147,500.00	145,000.00	120,000.00	131,000.00	
	Shields					100%				295,000.00	0.00	73,750.00	72,500.00	60,000.00	66,000.00	
	Clinton					100%				295,000.00	0.00	295,000.00	290,000.00	240,000.00	268,000.00	
	McKinley					50%				295,000.00	0.00	295,000.00	290,000.00	240,000.00	268,000.00	
	Shields					100%				295,000.00	0.00	147,500.00	145,000.00	120,000.00	131,000.00	
	Clinton					100%				295,000.00	0.00	295,000.00	290,000.00	240,000.00	268,000.00	
	McKinley					50%				295,000.00	0.00	295,000.00	290,000.00	240,000.00	268,000.00	
	Thompson					100%				295,000.00	0.00	295,000.00	290,000.00	240,000.00	268,000.00	
	McCall					100%				295,000.00	0.00	295,000.00	290,000.00	240,000.00	268,000.00	
						100%				295,000.00	0.00	295,000.00	290,000.00	240,000.00	268,000.00	
						50%				295,000.00	0.00	147,500.00	145,000.00	120,000.00	131,000.00	

## TRAFFIC SIGNAL UPGRADES FOR ADDITIONAL TURN LANES TO MAINTAIN LOS

<b>Golden State</b>	<b>Shaw</b>	100%	x	1,600,000.00	0.00	1,600,000.00	1,300,000.00
<b>Weber</b>	<b>Clinton</b>	100%	x	1,600,000.00	0.00	1,600,000.00	1,200,000.00
<b>Figarden</b>	<b>Bullard</b>	100%	x	1,300,000.00	0.00	1,300,000.00	1,200,000.00
<b>West</b>	<b>Bullard</b>	100%	x	0.00	0.00	0.00	0.00
	<b>Shaw</b>	100%	LM	x	0.00	0.00	1,300,000.00
	<b>Clinton</b>	100%	Match	x	950,000.00	500,000.00	450,000.00
	<b>Shaw</b>	100%		x	2,400,000.00	0.00	2,400,000.00
	<b>Nees</b>	100%		x	650,000.00	0.00	850,000.00
	<b>McKinley</b>	100%		x	0.00	0.00	0.00
	<b>Shields</b>	100%		x	2,000,000.00	0.00	2,000,000.00
	<b>Ashlan</b>	100%		x	0.00	0.00	1,300,000.00
	<b>Bullard</b>	100%		x	2,800,000.00	2,000,000.00	600,000.00
	<b>Clinton</b>	100%		x	0.00	0.00	1,600,000.00
	<b>Shepherd</b>	100%	triples	x	250,000.00	0.00	250,000.00
	<b>Bullard</b>	100%		x	1,600,000.00	0.00	1,600,000.00
	<b>Shaw</b>	100%	LM	x	0.00	0.00	1,300,000.00
	<b>Shields</b>	100%		x	650,000.00	0.00	650,000.00
	<b>Nees</b>	100%		x	1,100,000.00	0.00	1,100,000.00
	<b>Bullard</b>	100%		x	1,800,000.00	0.00	1,800,000.00
	<b>Shaw</b>	100%	LM	x	0.00	0.00	100,000.00
	<b>Tulare</b>	100%	LM	x	0.00	0.00	300,000.00
	<b>Jensen</b>	100%		x	500,000.00	0.00	500,000.00
	<b>Nees</b>	100%		x	150,000.00	190,000.00	20,000.00
	<b>Alluvial</b>	100%		x	0.00	0.00	500,000.00
	<b>Bullard</b>	100%	LM	x	1,400,000.00	1,050,000.00	1,400,000.00
	<b>Shaw</b>	100%		x	1,900,000.00	0.00	950,000.00
	<b>Jensen</b>	100%		x	500,000.00	0.00	500,000.00
	<b>Alluvial</b>	100%		x	1,120,000.00	0.00	1,120,000.00
	<b>McKinley</b>	100%		x	0.00	0.00	0.00
	<b>Bullard</b>	100%		x	0.00	0.00	650,000.00
	<b>Shaw</b>	100%		x	0.00	0.00	300,000.00
	<b>Dakota</b>	100%		x	800,000.00	0.00	800,000.00
	<b>Kings Canyon Road</b>	100%	LM	x	1,600,000.00	1,100,000.00	700,000.00
	<b>Jansen</b>	100%		x	1,400,000.00	0.00	1,400,000.00
	<b>Hemdon</b>	100%		x	1,600,000.00	0.00	1,800,000.00

Traffic Signal Capital Improvements



## Traffic Signal Capital Improvements

LOCATION	Percent Freight TSMI Fees	Single Left	Dual Left	Remaining Work	Non-Impact Fee City/Grant Funding Committed	Total Cost Covered by TSMI Fees	Completed by TSMI Since Last Update	Total Cost	Total Cost	Total Cost	Page 9 of 9
North/South Street	East/West Street	LM = Local Match			Proposed Fee 2008		Fee Cost 3/27/07	Fee Cost 1/31/06	Fee Cost 11/2004	Notes	
<b>Total Capital Needs Paid by TSMI Fees</b>											
					\$173,827,869.61	\$5,505,597.41	\$173,500,129.38	\$153,009,126.00	\$153,009,360.00		
					Estimated Fees from Vested Entitlements (\$10,330,736.55)		(\$10,330,736.55)				
					Remaining Capital Needs Paid by TSMI Fees \$163,497,133.06		\$163,169,392.81				
					Remaining ADT from New Development 3,468,790		3,548,976	3,689,640.00	3,689,640.00		
					198,070,614.09						
<b>Proposed Fee/ADT</b>											
					Year 2008		March 2007	January 2006	2004		
					Percentage Increase from Previous	<b>\$47.12</b>					
					TOTAL NON- IMPACT FEE	<b>2.48%</b>					
					CITY/GRANT FUNDING						
					COMMITTED	<b>\$24,242,744.48</b>					

Fund balance and pending reimbursements as of 6/30/08 for the current update

6/30/2008

## City Wide Traffic Signal Impact Fee 2025 General Plan Planned Land Use

Use Type	NW Quad	NE Quad	SW Quad	SE Quad	SE Growth Area	Center Area	Total Undeveloped Acres <sup>1</sup>	Assumed Percent of Building per acre <sup>2</sup>	ADT's per 1000 sq. ft. of building <sup>3</sup>	ADT's per developed acre	Total ADT's		
						EDUs							
<b>Non Residential</b>													
Office	244.00	46.00	48.00	53.00	51.84	192	634.84	N/A	20.00%	11	479.16		
Medical Dental Office	61.00	12.00	12.00	14.00	48	155.80	N/A	15.00%	36	1568.16	60,838		
Commercial/Rec	30.00	43.00	5.00	0.00	39.32	54	171.32	N/A	20.00%	43	1873.08	37,589	
General Heavy	0.00	0.00	0.00	0.00	0.00	408	408.00	N/A	30.00%	43	1873.08	64,179	
Special	101.00	165.00	111.00	121.00	0.00	0	498.00	N/A	20.00%	20	871.2	229,265	
Business Park	14.00	0.00	0.00	0.00	0.00	0	14.00	N/A	23.00%	11	479.16	86,772	
Regional	87.00	0.75	0.00	14.00	0.31	138	240.06	N/A	20.00%	43	1873.08	1,543	
LN Neighborhood	19.00	0.00	0.00	0.00	0.00	0.00	137	156.00	N/A	20.00%	108	4704.48	
Community	77.00	1.20	169.00	17.00	320.47	0	584.67	N/A	20.00%	108	4704.48	550,114	
Commercial Cent Area	125.00	0.00	0.00	0.00	0.00	178	303.00	N/A	20.00%	87	3789.72	229,657	
Commercial Mixed Use Level 1	0.00	0.00	0.00	0.00	0.00	0	0.00	N/A	20.00%	30	1306.8	0	
Commercial Mixed Use Level 2	0.00	0.00	0.00	0.00	0.00	529.73	30	556.73	N/A	20.00%	20	871.2	97,527
						188	188.00	N/A	25.00%	20	871.2	40,946	
Light Industrial	758.00	36.00	844.00	1658.00	1077.31	916	5289.31	N/A	40.00%	7	304.92	645,127	
Heavy Industrial	0.00	0.00	483.00	554.00	0.00	690	1727.00	N/A	40.00%	7	304.92	210,639	
Commercial Industrial	0.00	0.00	0.00	0.00	0.00	0	0.00	N/A	40.00%	11	479.16	0	
PUBLIC FAC/Open Space	386.00	49.32	91.00	517.00	514.96	0	1553.23	N/A	20.00%	15	653.4	203,636	
<b>TOTALS</b>	<b>5019.00</b>	<b>1367.27</b>	<b>4175.00</b>	<b>4899.00</b>		<b>4303</b>	<b>29289.20</b>	<b>94173</b>			<b>3,527,281</b>		

Notes:

Rounded numbers are to the nearest whole number.

Equivalent ADT for TSMI Fees Paid (3/1/07 - 6/30/08) 57,491

**Remaining ADT from New Development (6/30/08)** **3,469,790**

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1. Per 2025 General Plan query Nov 15 less pending tentative maps quieted Nov 29, 2006
2. Commercial building footprint is assumed to be 20% of undeveloped acres.

Industrial building footprint is assumed to be 40% of undeveloped acres.

Public Facility footprint is assumed to be 20% of undeveloped acres.

3. Per Trip Generation Data Sheet 2025 General Plan and ITE Manual, 7th Edition.

4. Based on assumed percent of building square footage per acre

5. Per 2025 General Plan

Abbreviations:

EDU: Equivalent Dwelling Unit

ADT: Average Daily Trips

**UGM Reimbursement Priority Report**

For transactions up to: 6/30/2008

Serv Area	Fund	Pri Date	Agreement	Dev Code	Dev Name	Max Eligible	Admin	Reimb	Agreement Balance	Fund Balance
TS:0	401	9/15/1999	1312	1145	RIO VENTANA	1,183.77	0.00	0.00	1,183.77	
		9/15/1999	1313	1141	LEO WILSON CO., INC.	34,797.63	0.00	0.00	0.00	34,797.63
		9/15/1999	1314	1167	MC CAFFREY DEVELOPMENT	24,005.89	0.00	0.00	0.00	24,005.89
		9/15/1999	1315	1145	RIO VENTANA	17,740.96	0.00	0.00	0.00	17,740.96
		9/15/1999	1316	1102	SPALDING G. WATHEN REAL E	28,094.76	0.00	0.00	0.00	28,094.76
		9/15/1999	1317	1167	MC CAFFREY DEVELOPMENT	52,250.76	0.00	0.00	0.00	52,250.76
		9/15/1999	1318	1182	SKYPARK COMMERCIAL, LTD.	7,414.62	0.00	0.00	0.00	7,414.62
		9/15/1999	1319	1050	W E ROBERTS RANCHES	4,333.40	0.00	0.00	0.00	4,333.40
		9/15/1999	131A	1183	DERRAL A. RIDNOUR, ETAL	4,328.14	0.00	0.00	0.00	4,328.14
		9/15/1999	131B	1184	SAN JOAQUIN BUSINESS PAR	7,204.79	0.00	0.00	0.00	7,204.79
		9/15/1999	131C	1184	SAN JOAQUIN BUSINESS PAR	7,662.33	0.00	0.00	0.00	7,662.33
		9/15/1999	131D	1185	ANTOINETTE LAMBECCCHIO	4,533.24	0.00	0.00	0.00	4,533.24
		9/15/1999	131E	1186	PHILON P. PAPPAS COMPANY	8,966.57	0.00	0.00	0.00	8,966.57
		9/15/1999	131F	1184	SAN JOAQUIN BUSINESS PAR	8,393.32	0.00	0.00	0.00	8,393.32
		9/15/1999	131G	1131	LEE INVESTMENT CO.	3,518.25	0.00	0.00	0.00	3,518.25
		9/15/1999	131H	1131	LEE INVESTMENT CO.	7,825.37	0.00	0.00	0.00	7,825.37
		9/15/1999	131J	1146	THOMAS R. BUTLER	39,021.60	0.00	0.00	0.00	39,021.60
		9/15/1999	131K	1045	CITY OF FRESNO	3,725.52	0.00	0.00	0.00	3,725.52
		7/30/2007	5247	1242	GRANTLAND AVENUE L.L.C.	-17,921.22	0.00	0.00	0.00	-17,921.22
		3/20/2008	5127	1232	SUNNYSIDE RIDGE PARTNERS	18,294.72	0.00	0.00	0.00	18,294.72
		6/25/2008	5325	1246	CENTURY DEVELOPERS LLC	6,969.28	0.00	0.00	0.00	6,969.28
						272,343.70	0.00	0.00	272,343.70	1,778,674.59
						272,343.70	0.00	0.00	272,343.70	